



Rural Municipality of Hoodoo No. 401

Policy #PD-002

Policy Title: Storage Lot Policy

Policy Objective: To establish guidelines for development and leasing availability of municipally owned storage/utility lots.

Authorization

Resolution: #2021-109 (February 25, 2021) Revised-1: #2023-318 (July 12, 2023)
Revised-2: #2024-072 (February 14, 2024)

Policy Statement

The RM has developed parcels of land across from some Lakeshore Districts with suitable terrain and available land. These parcels are to provide cottage owners with additional storage of personal vehicles, boats, trailers, etc.

Each storage/utility lot will be assigned to a lakefront lot.

Definitions

Primary Lot: If the owner of the assigned lot leases the lot it is deemed a primary lot.

Secondary Lot: Any lot that is not leased by the landowner to which the lot was assigned.

Policy:

1. Storage/utility lots are available for either² a 10- or² 25-year lease to R.M. of Hoodoo No. 401 Lakeshore District or Wacasa RV park landowners. Leases will not be offered to persons/companies from another Zoning District or Municipality.¹
2. If a lease is not entered into the first year offered by the RM, it will be prorated to the number of years that equals the lease agreement that will expire the soonest on that subdivision.²
3. Clearcutting the site is not allowed. Vegetation removal is allowed for parking and buildings with prior approval from the RM administration.
4. Only a lessee of a primary lot may build a storage building on the storage lot.

5. Each owner will be assigned one storage lot (primary lot). Any additional lot assigned to an owner will be considered a secondary lot.
6. If the owner does not immediately lease their primary lot and another eligible Lakeshore District or Wacasa RV property owner is interested, the primary owner will be given the right of first refusal and be provided with 30 days to lease the lot. If the lease is not signed within 30 days, the other lakefront owner may lease it as a secondary lot. ¹
7. When a secondary lot is leased, the lakefront owner of the assigned lot may assume the lease under the following conditions:
 - a) If the lease has been in place for at least 5 years; and ¹
 - b) The previous lessee must be reimbursed by the new lessee for the expense of developing the driveway, tree clearing, and landscaping up to \$10,000 (receipts must be submitted for reimbursing). ¹
8. Storage or parking of heavy construction equipment, commercial vehicles, or equipment is not allowed.
9. Power and gas utilities are permitted to be hooked up on the storage lot at the lessee's expense. Utilities may be trenched across the road provided that the lessee returns the road to the state it was before the trenching occurred (before and after pictures must be submitted to the RM office). Water and sewer and strictly prohibited (as per the RM's Zoning Bylaw – Bylaw 14 of 2018).²
10. Approaches to access storage lots may only be built/constructed from the cabin side of the storage lot.²